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January 16, 2006  
Project Number 2005-660-15  
VIA FEDERAL EXPRESS

Office of State Planning Coordination  
540 S. Dupont Highway  
Thomas Collins Building, Third Floor  
Dover, DE 19901

RE: The Promenade at Middletown  
Route 299, Town of Middletown

Dear Ms. Holland:

Attached please find a copy of the Record Site & Major Reverse Subdivision Plan (\_recrd-site), Sheet 1 of 3, dated December 30, 2005. The following comments are in response to the office of State Planning and Coordination's letter dated May 16, 2005 for the Promenade at Middletown (Formerly Chetty Property). Our responses are as follows:

#### **Street Design and Transportation**

- A preliminary TIS has been submitted and reviewed by DelDot. Comments are currently being addressed and the TIS will be resubmitted within the next few weeks.
- The main entrance has been aligned with the existing entrances on the opposite side of Route 299.
- The preliminary TIS assumed no traffic light at the intersection with the main entrance drive and Route 299. The exact layout of the drive is under review.
- The buildings have been rearranged as pushed closer to Main Street as requested by the Town of Middletown.

#### **Natural and Cultural Resources**

- The stormwater management design utilizes five underground infiltration systems as well as water quality inlets on site.



**Office of State Planning Coordination – Contact: Herb Inden**

No comment needed.

**State Historic Preservation Office (SHPO) – Contact: Alice Guerrant**

No comment needed.

**Department of Transportation – Contact: Bill Brockenbrough**

- 1) A preliminary TIS has been submitted and reviewed by DelDot. Comments are currently being addressed and the TIS will be resubmitted within the next few weeks.
- 2) Discussions with DELDOT regarding the entrance are ongoing.
- 3) The development will be coordinated with DELDOT Streetscape.
- 4) The main entrance has been aligned with the existing entrances on the opposite side of Route 299.
- 5) A raised concrete median will be provided along the frontage of the site in Route 299.
- 6) No Comment needed.
- 7) Design issues are being discussed with DELDOT regarding the transition.
- 8) Our client wishes to keep the proposed entrance along the central section of the northern site. The intersection was analyzed with a right-in and right-out turn only.
- 9) The buildings have been reconfigured as requested.

**Department of Natural Resources and Environmental Control – Contact: Kevin Coyle**

**Soils**

No comment needed.

**TMDL's**

BMP's have been employed within the stormwater management design. This design utilizes five underground infiltration systems to control runoff rates and provide a substantial amount of infiltration throughout the site, in addition to water quality inlets which will trap oils, greases, and debris.

**Impervious Cover**

Parking requirements for this development dictate the impervious make up of the parcel. The current design allows approximately 85% of the site directly to drain to BMP's (infiltration). In addition, we have met the Water Quality requirements.

**Water Supply**

The site will be supplied by the water main in Route 299, which is owned by the Town of Middletown.

**Water Resource Protection Area**

To account for the loss of recharge due to proposed impervious coverage, underground infiltration beds will recharge the entire 2-inch NRCS Type II water quality rainfall event.

**Sediment and Erosion Control/Stormwater Management**

An NOI will be provided at the time of submission to the Town of Middletown.

Each stormwater facility will discharge to a proposed underground conveyance system which will connect into an existing inlet located at the entrance drive at the southwest corner of the site.

**Recreation**

An interconnecting system of sidewalks have been proposed which will integrate into the existing sidewalks along Route 299 and in the pedestrian path in the Middletown Crossing Residential development, which adjoins the southeastern section of the site.

**Underground Storage Tanks**

If any underground tanks or petroleum contaminated soils be discovered during construction, the Tank Management Branch will be notified as soon as possible. If any unanticipated contamination is encountered and PVC pipes are used in the contaminated area, ductile steel pipes will be used instead.

**Solid Waste**

No comment needed.

**Air Quality**

The builder will take the Energy Star approach into considering for the buildings on site.

**State Fire Marshal's Office – Contact: John Rossiter**

Plans have been submitted and reviewed by the Fire Marsha's office. A meeting will be set up with the reviewer, revisions will be made per the reviewer's request, and plans resubmitted.

**Department of Agriculture – Contact: Mark Davis**

The landscape architect which will be hired, will be made aware of the "Right Tree for the Right Place" design approach.



**Public Service Commission – Contact: Andrea Maucher**

The site will be serviced by the Town's water supply system, as well as a natural gas line in Route 299. All pipeline safety guidelines will be followed.

**Delaware State Housing Authority – Contact: Karen Horton**

The architectural design phase for the residential units is currently in progress. The developer will take this real estate information into consideration when pricing the units.

**Department of Education – Contact: Nick Vacirca**

The developer will contact the Department of Education with regards to school capacity legislation.

If there are any questions, please call me at 610-444-6522.

Sincerely,

Michael Connor

MC/JMG /hlb

cc: Carl Chetty, Chetty Builders  
Morris Deputy, Town of Middletown  
Mayor Kenneth Branner, Jr., Town of Middletown  
James M. Gade, Vollmer Associates LLP



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Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Connor', is written over a large, stylized, circular scribble.

Michael Connor

MC/JMG /hlb

cc: Carl Chetty, Chetty Builders  
Morris Deputy, Town of Middletown  
Mayor Kenneth Branner, Jr., Town of Middletown  
James M. Gade, Vollmer Associates LLP